



**SOUTH END LANDMARK DISTRICT COMMISSION**  
**PUBLIC HEARING MINUTES**  
*Held virtually via Zoom*

**OCTOBER 6, 2020**

**Commissioners Present:** John Amodeo, John Freeman, Catherine Hunt, Fabian D'Souza, David Shepperd

**Commissioners Absent:** Diana Parcon

**Staff Present:** Mary Cirbus, Preservation Planner; Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant

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**5:33 PM** J. Amodeo called the public hearing to order.

**I. DESIGN REVIEW HEARING**

**APP # 20.0299 SE**

**4 RINGGOLD STREET**

Applicant: Springer Architects LLC

Proposed work: At the rear façade shed dormer, create and modify openings and install new windows (amendment to Certificate of Design Approval).

Marcus Springer was the project representative. He explained the scope of work to the Commissioners, which includes the modification of the openings at the shed dormer associated with previously approved modifications to the fourth floor (mansard level). The openings require modification to comply with egress code. He also provided photographs showing views from public ways. The proposed modification includes the installation of two banks of two, town-over-two double hung wood windows.

J. Freeman requested that the windows be spaced out with a mullion in between. J. Amodeo requested that the windows be slightly narrower to express more vertical proportions.

There was no public comment.

**F. D'Souza motioned to approve the application with the provisos that the window configuration be changed to two pairs of two-over-two double-hung windows with a vertical mullion in between; and that the proposed windows be slightly narrower to better express the vertical proportions typical of South End windows. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0052 SE**

**131 DARTMOUTH STREET**

Applicant: Metro Sign & Awning



Proposed work: At the parking garage entrance install internally-illuminated signage.

C. Hunt recused herself because she was unable to view the presentation due to technological difficulties.

Mark Conserva was the project representative. He explained the scope of work, which includes the replacement of two (2) signs and the installation of one (1) new sign. The existing signs are internally illuminated. The existing monument signs are 48" tall.

J. Freeman expressed that internally illuminated signs are not permitted in the South End. J. Amodeo also explained that the existing signage may not have been approved by the SELDC.

Mr. Conserva suggested adding an LED-strip so that the signage may be externally illuminated rather than internally. The LED-strip is concealed within the frame. Staff M. Cirbus presented a second option provided by the applicant. J. Amodeo suggested that the LED-strip be placed on the sidewalk side on the sign, or the top (as long as it is still on the sidewalk side) so as to minimize visibility from the street.

With regard to the blade sign, Mr. Conserva believed that the sign could be redesigned to incorporate the same type of cove lighting. J. Amodeo suggested that the cove lighting be positioned at the bottom of the sign to minimize visibility.

There was no public comment.

**J. Freeman motioned to approve the second proposal as presented and to remand the blade sign to staff with the direction that the blade sign should have a similar cove-lighting type. J. Amodeo amended the motion to include the proviso that the LED strip be installed on the sidewalk edge of the freestanding monument sign. J. Freeman accepted the amendment. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, FD, DS) (N: None) (Abstain: CH).**

**APP # 21.0032 SE**

**48 UNION PARK**

*Continued from the 8/04/2020 SELDC Public Hearing.*

Applicant: Highline Development

Proposed work: At the stoop replace pipe rail with decorative handrail.

Norberto Leon was the project representative. He explained the existing proposal and recapped the conversation with ISD. He indicated that ISD will allow two balusters per tread which matches the historic configuration. The Commissioners reviewed the historic balusters at no. 42 Union Park which are installed directly into the treads.

J. Amodeo suggested the use of a low-profile escutcheon plate at the base of each picket or post to cover the embedment to minimize risk of water infiltration and



freeze thaw. Mr. Leon agreed to investigate it. J. Amodeo suggested that the plate be very low profile. The Commission agreed this item could be remanded to staff.

The Commissioners also reviewed the proposed balusters, newel posts, and railings. The applicant confirmed that the existing newel posts will remain at the bottom of the stoop.

During the public comment period, staff J. Cornish read an email from Brian Hase suggesting that the proposed balusters are not in keeping with typical balusters found in the South End.

**J. Freeman motioned to approve the application as presented. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0234 SE**

**570 MASSACHUSETTS AVENUE**

Applicant: 570 Massachusetts Avenue Condo Board (Martha Cooney)

Proposed work: Install a gate at the garden level stairwell.

The applicant did not show.

**APP # 21.0222 SE**

**1746-1752 WASHINGTON STREET**

Applicant: Derek Rubinoff

Proposed work: Install a security fence with intercom system.

Derek Rubinoff, John Sullivan, and Joel Moran were the project representatives. He explained the scope of work, which includes installing a security fence and gate with intercom system. He explained that the proposed gate is very important for safety reasons given the property's proximity to Massachusetts Avenue. He also presented several photographs to show precedence of gates in the South End.

J. Freeman expressed that the gate issue has become more prevalent in the South End but that the Commission has not approved gates in the past. He wondered if the Commission should consider approving the installation of a temporary, modern gate. J. Amodeo shared that the Commission previously denied the installation of gate at this address. C. Hunt expressed concern at creating a "gated community." She disagreed that the Commission should consider a temporary solution. D. Shepperd empathized with the residents. J. Amodeo commented that the current security problem is cyclical in nature. F D'Souza expressed that the security problem is a city and state problem and not one that the SELDC can solve.

Mr. Rubinoff suggested that 1746-1750 Washington Street is a unique property due to its setback and the installation of a security gate is appropriate. He also reiterated the safety concerns of the residents.

The Commissioners further discussed the idea of a temporary gate solution and



potential materials and design. They also identified that gates are not appropriate at stoops. After further discussion, the Commissioners determined that they could not approve the installation of a historic-model gate at this location.

During public comment, Mr. Moran explained additional context for the proposal and cited several of the safety concerns. He also suggested that the storefronts on either side are not historic. Greg Jackson expressed his opposition and noted that the approval of a security gate will set a precedent. Peter Sanborn expressed support for the Commission’s denial. Staff M. Cirbus noted the receipt of emails from Mr. Sullivan and Mr. Moran along with a log of 311 calls. She also noted that the Mayor’s Office of Neighborhood Services expressed support for applicants and that the agency requested a conversation with SELDC and associated city agencies. J. Freeman supported beginning the conversation.

**C. Hunt motioned to deny the application without prejudice. J. Freeman amended the motion to direct staff to begin/ facilitate discussions with ONS, BPDA, BPD, and other relevant city agencies. F. D’Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0234 SE**

**702 MASSACHUSETTS AVENUE**

Applicant: John Williams Masonry BRS

Proposed work: At the stoop, install extension railings; at the side elevation facing Harrison Avenue, demolish a portion of the brick retaining wall and repoint the remaining wall.

Bobby Fluckiger was the project representative. He explained that the scope of work is limited to the installation of extension railings. The work at the back retaining wall was removed from the scope of work. Mr. Fluckiger explained the proposal for pipe railings but did not provide drawings.

The Commission concluded that there was not enough information provided to make a determination.

During public comment Arlene Shanker noted that she had additional information about the retaining wall. Staff M. Cirbus asked that Ms. Shanker email this information. Greg Jackson commented that the front yard should be better taken care of.

**J. Freeman motioned to deny the application without prejudice. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0240 SE**

**7 COLUMBUS SQUARE**

Applicant: Aaron Weinert AIA

Proposed work: Construct a roof deck with hatch access.



Paul Sorrentino was the project representative. He explained that the existing hatch will be replaced and a new roof deck constructed. He also noted that nos. 6 and 8 Columbus Square have similar roof decks.

Staff M. Cirbus explained that no. 6 Columbus Square received an SELDC approval for the roof deck but that the deck was likely not built to the approved footprint. Staff could not locate an approval for no. 8 Columbus Square. She also explained the visibility observed on site. J. Amodio agreed that the deck will most likely be visible and was not sure if it would be approvable. He suggested postponing a subcommittee until the leaves fall. C. Hunt and J. Amodio volunteered to serve on the subcommittee. D. Shepperd volunteered to serve as a backup member.

There was no public comment.

**J. Freeman motioned to remand the application to a subcommittee consisting of C. Hunt and J. Amodio, with D. Shepperd as an alternate. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0221 SE**

**748 TREMONT STREET**

Applicant: William Coleman

Proposed work: Construct a roof deck accessed by the existing head house

Nathan Seto was the project representative. He explained the scope of work to the Commission and provided drawings, site plans, and photographs. The Commission reviewed long views along Tremont Street and Worcester Street.

The Commissioners ultimately determined that the proposed roof deck was too visible and could not be approved.

There was no public comment.

**J. Freeman motioned to deny the application without prejudice. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

**APP # 21.0227 SE**

**17 UPTON STREET**

Applicant: Embarc Studio LLC

Proposed work: At the front stoop install new railings; replace garden fence and balusters; at the roof construct a roof deck and install HVAC condenser units.

Mark van Brocklin was the project representative. He gave a summary of the proposed roof deck, condenser units, and the work at the garden rail and stoop.

The Commissioners began discussing the proposed stoop rail. Although the Commission supported the attachment method (into the cheek wall) they asked for a



drawing of the pipe rail. The Commission decided to remand this item to staff with the direction that the railings should not be typical utilitarian pipe railings. J. Amodeo explained that the rails should not terminate without a post and that they should have some sort of articulation. He added that the handrail might be molded, but that pipe rails may be acceptable if they terminate in a lambs tongue profile.

The Commissioners moved to the garden rail which appears to contain original material. Mr. van Brocklin noted that the existing material is significantly deteriorated and that they had attempted to continue the design railing at no. 15 Upton Street. J. Amodeo explained that the Commission's preference is to retain the original material and requested that staff conduct a site visit to determine if it is salvageable. The Commissioners suggested that Mr. van Brocklin reach out to the South End Historical Society for help in matching the top rail. The Commission determined that this item should be continued pending site inspection by staff.

Lastly, the Commissioners reviewed the proposed roof deck and decided to remand the placement of the railings to staff. J. Amodeo expressed concern regarding the height and placement of the condensers at the front of the roof. He added that although HVAC units should not be visible from any public way, the Commission prioritizes protecting views of the front façade over views of the rear façade. The Commissioners determined that they would remand the placement of the railings to staff.

There was no public comment.

**J. Freeman motioned to remand the roof deck to staff to review for placement, height and visibility; to remand the garden rail to staff to review first for condition of existing historic material and design of top rail with the request that the applicants contact the South End Historical Society for help in locating casters; and to remand the stoop railings to staff, specifically for the position and location of vertical posts, cross section of railings, and end caps of railings, and to confirm that the railings will not terminate into the building. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

## II. ADVISORY REVIEW

### 1692 WASHINGTON STREET

David Weissman was the project representative. He explained that the side facade needs to be repointed. The side facade, however, contains a billboard for the adjacent business establishment (Mike's City Diner). The owner of the establishment refuses to remove the billboard to repaint the building. The billboard sign was an existing condition prior to the establishment of the district.



The Commission advised that the sign could not be reinstalled if it was removed for repointing because the Standards and Criteria state that billboards are not allowed.

### III. ADMINISTRATIVE REVIEW/ APPROVAL

- APP # 21.0226 SE**      **77 APPLETON STREET:** At the roof deck, replace a stair head door in kind.
- APP # 21.0213 SE**      **95 BERKELEY STREET:** Construct a roof deck at the two-story roof at the Chandler Street elevation (railing placement to be verified by staff). **Moved from Design Review**
- APP # 21.0215 SE**      **114 CHANDLER STREET:** At the front façade and rear façade that faces a public street, replace five (5) one-over-one double-hung aluminum windows with two-over-two double-hung aluminum windows.
- APP # 21.0220 SE**      **4 CONCORD SQUARE:** At the mansard level, replace fish scale asphalt shingles with beaver tail synthetic slate shingles; replace roofing material in kind.
- APP # 21.0218 SE**      **18 CONCORD SQUARE #1:** At the front façade below grade (window well), replace two (2) one-over-one, double hung wood windows in kind
- APP # 21.0228 SE**      **507 COLUMBUS AVENUE #5:** At the front façade mansard level, replace two two-over-two windows and two one-over-one double-hung wood windows.
- APP # 21.0240 SE**      **7 COLUMBUS SQUARE:** At the front façade parlor through mansard levels, replace eleven (11) two-over-two wood windows in kind; spot repoint brick joints as needed; spot repair brownstone sills and lintels; repair and paint brownstone apron and stoop to match the color of the underlying stone; refinish paired wood entry doors; repair wood portico; repair downspout and fire escapes. *See additional items under Design Review.*
- APP # 21.0219 SE**      **22 EAST SPRINGFIELD STREET:** At the parlor level oriel window repair rotted wood and trim in kind.
- APP # 21.0214 SE**      **48 EAST SPRINGFIELD STREET:** Patch and repair brownstone stoop and repaint to match the color of the underlying brownstone; rebuild steps and cheek wall leading to garden level



entry and paint to match the color of brownstone; patch and repair lintels and sills and repaint to match the color of the underlying brownstone.

- APP # 21.0223 SE**      **20 GRAY STREET:** At the front façade basement through second levels, replace nine (9) six-over-six, wood windows in kind.
- APP # 21.0251 SE**      **401 HARRISON AVENUE/ 40 FAY STREET:** At the sidewalk, complete minor repairs and grading adjustments associated with the installation of a new entrance (entrance installation is exempt from review).
- APP # 21.0156 SE**      **20 HOLYOKE STREET:** At the entry hood, replace copper roof and gutter in kind.
- APP # 21.0177 SE**      **613 MASSACHUSETTS AVENUE:** At rear façade which faces a public street, below grade, replace a fiberglass door in kind (building was constructed in 1998).
- APP # 21.0225 SE**      **702 MASSACHUSETTS AVENUE:** At the front stoop, reform a portion of the brownstone cheek wall and patch cracks and spalls with brownstone mimic patching material; rebuild underlying staircase with new brick and pre-cast risers and treads with bull-nose profiles; scrape, repair, and recreate missing ornamental section at the entryway; recoat stoop, cheek walls and entryway with natural brownstone color Tammscoat; scrape existing handrails and repaint black. *See additional items under Design Review.*
- APP # 21.0179 SE**      **532 TREMONT STREET:** At the front façade and side façade that faces a public street, repoint mortar joints with type O mortar to match historic mortar in terms of joint width, color, texture, profile, and tooling (sample to be approved by staff); at the front façade repair soffit, headers and sills; sand, prep, and stain all soffits, trim, headers, and lintels; at the dormers replace roofing membranes and asphalt shingles in kind and replace rotted trim boards.
- APP # 21.0227 SE**      **17 UPTON STREET:** At the front façade all levels, repair and repoint brick masonry joints as required with mortar to match historic in terms of joint width, color, texture, profile, and tooling (sample to be approved by staff); repair cornice and masonry



detail work as required; restore existing window well at basement level; repair and restore the existing stoop; replace scalloped shingles in kind on mansard roof as required; repair and replace copper gutter and downspout in kind; replace fourteen (14) one-over-one double-hung windows with twelve (12) two-over-two and two (2) one-over-one, double-hung, wood windows;

**APP # 21.0212 SE**

**19 UPTON STREET:** At the front façade and stoop, repoint masonry joints with mortar to match the historic mortar (sample to be verified by staff); Chip damaged brownstone at stoop, entry, lintels and sills and refinish to match the historic brownstone details.

**APP # 21.0229 SE**

**26 UPTON STREET:** At the front façade third level (below the mansard) and mansard level, replace five (5) two-over-two, double-hung, wood windows in kind.

**APP # 21.0216 SE**

**86 WALTHAM STREET #2:** At the front façade second level (above the parlor) replace three (3) eight-over-eight double hung vinyl windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 21.0217 SE**

**86 WALTHAM STREET #3:** At the front façade third level (below the mansard) replace three (3) eight-over-eight double hung vinyl windows with two-over-two, double-hung, aluminum-clad windows.

**APP # 21.0178 SE**

**194 WEST BROOKLINE STREET:** At the front façade all levels repair damaged mouldings and lintels; and paint and repair trim.

**APP # 21.0233 SE**

**118 WEST NEWTON STREET:** At the roof and mansard levels, replace roofing material and trim in kind associated with the replacement of the flat roof.

**APP # 21.0224 SE**

**6 WORCESTER SQUARE:** At the front façade mansard level install new copper edge metal flashing at roof edge and front dormer roofs; associated with the replacement of the flat roof.

**APP # 21.0180 SE**

**77 WORCESTER STREET:** At the front façade, cut and repoint mortar joints with type O mortar to match the historic mortar (sample to be approved by staff); resurface brownstone steps with new mortar; patch lintels and sills; paint front steps, garden curb, and window sills and lintels.



APP # 21.0035 SE

**145 WORCESTER STREET:** Proposed Work: Construct a roof deck with hatch access. ~~See additional items under Administrative Review.~~ **Moved from Design Review.**

**J. Freeman motioned to approve the Administrative Review applications as submitted. D. Shepperd seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

#### IV. Ratification of Meeting Minutes

##### 8/06/2020 Subcommittee Meeting Minutes Postponed

**C. Hunt motioned to accept the minutes as presented. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**

#### V. Staff Updates

#### VI. Adjourn – 9:02 PM

**J. Freeman motioned to adjourn the hearing. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None).**